184.0	0007	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,900 /	732,900
					USE VALUE:	732,900 /	732,900
					ASSESSED:	732,900 /	732,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
204		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENT ROBERT J/ETAL
Owner 2:	BENT NANCY K
Owner 3:	
Street 1:	204 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Vinyl Exterior and 2289 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	311,300	1,300	420,300	732,900
Total Card	0.138	311,300	1,300	420,300	732,900
Total Parcel	0.138	311,300	1,300	420,300	732,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.18 /Parcel: 320.18

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 124029

GIS Ref

GIS Ref

Insp Date 08/25/18

!14332!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,300	1300	6,013.	420,300	732,900		Year end	12/23/2021
2021	101	FV	299,400	1300	6,013.	420,300	721,000		Year End Roll	12/10/2020
2020	101	FV	299,400	1300	6,013.	420,300	721,000	721,000	Year End Roll	12/18/2019
2019	101	FV	285,200	1300	6,013.	420,300	706,800	706,800	Year End Roll	1/3/2019
2018	101	FV	285,200	1300	6,013.	354,200	640,700	640,700	Year End Roll	12/20/2017
2017	101	FV	285,200	1300	6,013.	324,200	610,700	610,700	Year End Roll	1/3/2017
2016	101	FV	285,200	1300	6,013.	276,200	562,700	562,700	Year End	1/4/2016
2015	101	FV	236,200	1300	6,013.	240,200	477,700	477,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:47:54

LAST REV

Date	Time
09/06/18	18:10:37
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDWARDS JOHN L/	26785-142		10/30/1996		225,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2003	480	AbvGrd.						
8/21/2001	610	Wood Dec	1,100	C				9X10 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	124029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	7									420,274						420,300	

Total AC/HA:	0.13804	Total SF/SM:	6013	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,274	Spl Credit		Total:	420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99148500
Adj $ / SQ:	133.850
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382474
Depreciation:	71140
Depreciated Total:	311334

COMMENTS

GAR CONV TO FLA 10X8 STG BEHIND GAR DOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

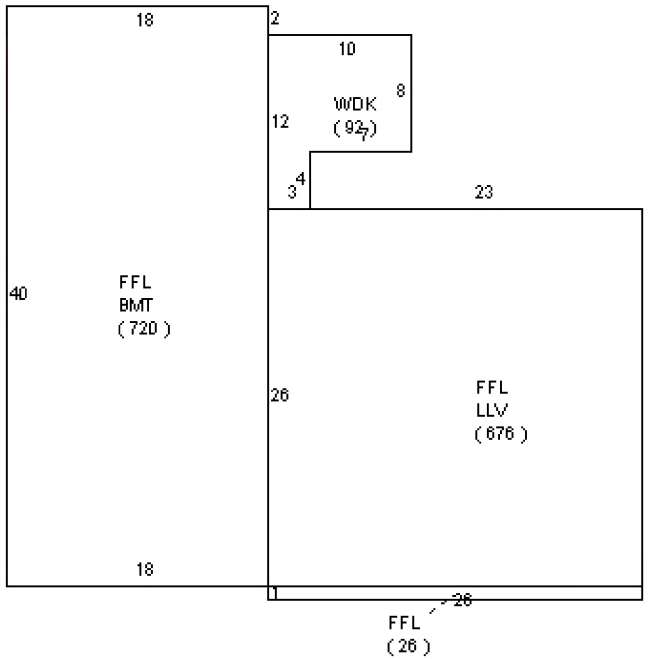
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.85
Special Features:	0	Val/Su Net:	106.98
Final Total:	311300	Val/Su SzAd	218.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,422	133.850	190,335
BMT	Basement	720	53.210	38,308
LLV	Lower Level	676	94.110	63,621
WDK	Deck	92	15.860	1,459

Net Sketched Area:	2,910			Total:	293,723
Size Ad	1422	Gross Area	2910	FinArea	2289

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

184.0-0007-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1956	4.20	T	40.8	101			500			500
7	Pool A-C	D	Y	1	15	A	AV	2003	58.33	T	12.8	101			800			800
2	Frame Shed	D	Y	1	8X10	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:	1,300	Total Special Featues:	
				Total:	1,300